108.0	0002	0036.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	898,100	/	898,100
USE VALUE:	898,100	/	898,100
ASSESSED:	898,100	/	898,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUBIEL BRAD & SARAH
Owner 2:	
Owner 3:	
Street 1:	67 TOMAHAWK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STAVROPOULOS PETER & SOFIA -
Owner 2:	-
Street 1:	67 TOMAHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,305 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2324 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8305.000	429,700		468,400	898,100
Total Card	0.191	429,700		468,400	898,100
Total Parcel	0.191	429,700		468,400	898,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.38 | /Parcel: 386.3

Legal Description

User Acct 69204

GIS Ref

GIS Ref

Insp Date 09/25/18

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 108.0-0002-0036.A

!8499!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	429,700	0	8,305.	468,400	898,100	898,100	Year End Roll	12/18/2019
2019	101	FV	335,400	0	8,305.	468,400	803,800	803,800	Year End Roll	1/3/2019
2018	101	FV	334,400	0	8,305.	401,500	735,900	735,900	Year End Roll	12/20/2017
2017	101	FV	334,400	0	8,305.	374,700	709,100	709,100	Year End Roll	1/3/2017
2016	101	FV	292,400	0	8,305.	321,200	613,600	613,600	Year End	1/4/2016
2015	101	FV	263,300	0	8,305.	287,700	551,000	551,000	Year End Roll	12/11/2014
2014	101	FV	263,300	0	8,305.	266,300	529,600	529,600	Year End Roll	12/16/2013
2013	101	FV	263,300	0	8,305.	253,900	517,200	517,200		12/13/2012

PRINT

Date	Time
12/10/20	23:04:18

LAST REV

Date	Time
03/27/19	09:03:36
danam	
8499	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAVROPOULOS PE	66315-497		10/30/2015		855,000	No	No		
SOMERSET SAVING	27520-546		7/29/1997		188,500	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1759	Insulate	3,000	C				
11/24/1997	712		8,500					REMODEL INTERIOR
11/17/1997	703		15,000					15X35 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Inspected	CC	Chris C
8/21/2018	MEAS&NOTICE	CC	Chris C
4/29/2016	Sales Review	PT	Paul T
5/29/2009	Measured	189	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
6/26/1998		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8305		Sq. Ft.	Site		0	70.	0.81	4									468,405						468,400	

Total AC/HA: 0.19066 | Total SF/SM: 8305 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 468,405 | Spl Credit | Total: 468,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	126816
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481727
Depreciation:	52027
Depreciated Total:	429701

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

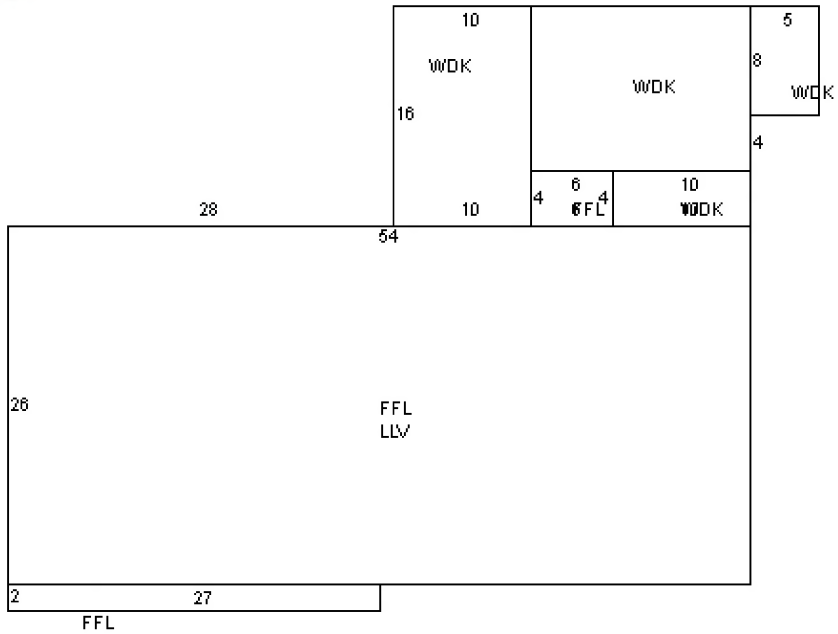
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	129.51
Final Total:	429700	Val/Su SzAd	289.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,482	128.240	190,047
LLV	Lower Level	1,404	83.670	117,479
WDK	Deck	432	8.310	3,592

Net Sketched Area:	3,318	Total:	311,118

Size Ad	1482	Gross Are	3318	FinArea	2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0036.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc